



## MAYOR & COUNCIL BUSINESS SESSION MINUTES MONDAY, FEBRUARY 23, 2015 ~ 7:00 PM RIVERDALE, GEORGIA

### CALL TO ORDER/WELCOME:

Meeting was called to order at 7:13PM

### ROLL CALL:

All members of Governing Body were present at the meeting. With a quorum, the meeting was called to order.

Attendee Name	Title	Status
Evelyn Wynn Dixon	Mayor, At-Large	Present
Cynthia Stamps Jones	Council Member, Ward 1	Present
An'cel Davis	Council Member, Ward 2	Present
Wanda Wallace	Council Member, Ward 3 Mayor Pro-Tem	Present
Kenneth Ruffin	Council Member, Ward 4 Parliamentarian	Present

### INVOCATION/PLEDGE OF ALLEGIANCE:

Invocation & Pledge were led by Pastor Riley, Lakewin Christian Center

### OFFICER IN ARMS TO READ RULES OF CONDUCT:

Rules of Conduct read by Officer V. Barnes

### APPROVAL OF AGENDA WITH ANY ADDITIONS/DELETIONS:

The following amendments were made to the agenda:

<b>Addition(s):</b>	<b>None.</b>
<b>Deletion(s):</b>	<b>Public Hearing for Council to consider the approval of Area 9 Annexation.</b>
<b>Tabled:</b>	<b>None.</b>
<b>Postponed:</b>	<b>None.</b>

**ACTION:** Council Member Wanda Wallace moved to approve the agenda. Council Member An'cel Davis moved to second the motion. **The measure was APPROVED by a vote of 4/0.**

Attendee Name	Title	VOTE
Evelyn Wynn Dixon	Mayor, At-Large	
Cynthia Stamps Jones	Council Member, Ward 1	YEA
An'cel Davis	Council Member, Ward 2	YEA
Wanda Wallace	Council Member, Ward 3 Mayor Pro-Tem	YEA
Kenneth Ruffin	Council Member, Ward 4 Parliamentarian	YEA

## CONSENT AGENDA:

Items listed on the Consent Agenda are considered routine by the Council and will be approved by one motion. No separate discussion will take place on these items. If discussion of any Consent Agenda is desired, the item will be moved to the Regular Meeting.

- **Council to consider adoption of February 9, 2015 Mayor & Council Work Meeting Minutes.**

**ACTION:** Council Member Wanda Wallace moved to approve the Consent Agenda. Council Member An'cel Davis moved to second the motion. **The Consent Agenda was APPROVED by a unanimous vote of 4/0.**

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Attendee Name	Title	VOTE
Evelyn Wynn Dixon	Mayor, At-Large	
Cynthia Stamps Jones	Council Member, Ward 1	YEA
An'cel Davis	Council Member, Ward 2	YEA
Wanda Wallace	Council Member, Ward 3 Mayor Pro-Tem	YEA
Kenneth Ruffin	Council Member, Ward 4 Parliamentarian	YEA

## PRESENTATION:

- **Presentation to Mayor Dixon, on behalf of Rep. Keisha Waites**

State Representative Keisha Waites presented an Award to Mayor Dixon, on behalf of Governor Deal and Secretary of State Kemp to recognize an outstanding Georgian. She shall be afforded every courtesy as a Good Will Ambassador. The State of Georgia is grateful for Mayor Dixon's service and recognizes her achievements.

Mayor Dixon thanked Rep. Waites for her time, and presenting her with this special honor on behalf of the State of Georgia.

## PUBLIC COMMENT (5 minute limit): *See Blue Card for Rules of Participation.*

- **Rick Scoggins | 1183 King Road, Riverdale, GA**  
**RE: City Charter**

Mr. Scoggins stated he is a business and property owner in Riverdale, and indicated the City Charter is confusing. He felt the intent of the City Charter should be clear. However, if clarity is needed from a higher authority, Department Head or City Attorney, he would greatly appreciate assistance and not feel shunned.

A lot of business owners are struggling and having a hard time. He feels if city government was a bit more approachable and friendlier, business owners will support Council Meetings. We all want to grow our city. We need to increase our revenues and further develop our businesses. He asked for Mayor and Council, to further develop existing relationships, and go out and visit the Business Owners in Riverdale.

Mayor Dixon asked Mr. Scoggins to stay after the meeting if he has a concern regarding the City Charter, so it can be addressed. Mr. Scoggins indicated his original question, pertaining to the City Charter, has since been answered by the Department of Justice.

- **Mr. Rowland Dowling | 6734 Sandler Drive Riverdale, GA**  
**RE: Adams Property @ Springdale Dr. & Gandy Creek Dr.**

Mr. Dowling thanked Mr. Wood, City Manager, for taking corrective action and having the tree removed on Sandy Creek. He further elaborated on the Adams property, currently in deplorable condition. Mr. Dowling invests resources (money & time), to ensure the upkeep of his property.

Mr. Dowling stated, Mr. Adams feels it is not his responsibility, but it's the city's property to take care of. Mr. Dowling feels Mr. Adams should clear the property or the city should take action to ensure it is done.

- **Mr. Terrell Johnson | 7056 Hwy 85 Riverdale, GA**  
**RE: Sign Ordinance**

Mr. Johnson is business owner in Riverdale. He indicated he recently received notice of a zoning Sign Ordinance. He is not in compliance with beautification. Mr. Johnson feels it looks good, and stated that research shows that lights creates more exposure and visibility for business owners. His revenue increased 10%-15% with the lights, which certainly helps him as a business owner. Mr. Johnson would like Mayor and Council to reconsider this Ordinance.

- **Mr. Chris Singh | 6555 River Park Drive**  
**RE: Vacant Building/Use Permit**

Mr. Singh owns a vacant building in Riverdale, and it has been vacant for 2 years and 2 months. The building was once a daycare facility for 13 years. Day Care facilities are currently a non-use permit type business for Riverdale. He identified a tenant for the building and the tenant was unable to secure a permit because it was for daycare. Mr. Singh eventually purchased a property elsewhere in Clayton County for his tenant. He has invested \$100,000 for renovation of the building. In 2002, the Ordinance was passed to not allow approximately 30 types of business to open in Riverdale, due to over saturation. Mr. Singh pointed out that was 13 years ago. Business has changed. Mr. Singh asked Mayor and Council to reconsider and allow him to use the building for this use. He has three (3) possible tenants ready to move in, including the tenant that went to Jonesboro – this particular tenant is looking to expand. Mr. Singh would like to further contribute to the economic growth of the city.

#### **RESOLUTION(S):**

- **Council to consider approval of Brown Design Group for Design Work and Plans for Gateway Signage, presented by E. Scott Wood- City Manager.**

**ACTION:** Council Member An'cel Davis moved to approve the measure. Council Member Wanda Wallace moved to second the motion. **Resolution No. 28-02-2015 was APPROVED unanimously, by a vote of 4/0**

Attendee Name	Title	VOTE
Evelyn Wynn Dixon	Mayor, At-Large	
Cynthia Stamps Jones	Council Member, Ward 1	YEA
An'cel Davis	Council Member, Ward 2	YEA
Wanda Wallace	Council Member, Ward 3 Mayor Pro-Tem	YEA
Kenneth Ruffin	Council Member, Ward 4 Parliamentarian	YEA

- **Council to consider approval for RFQ for Park Improvements and acceptance of the lowest, most responsive bid, E. Scott Wood – City Manager.**

**ACTION:** Council Member Wanda Wallace moved to approve the measure. Council Member An'cel Davis moved to second the motion. **Resolution No. 29-02-2015 was APPROVED unanimously, by a vote of 4/0**

Attendee Name	Title	VOTE
Evelyn Wynn Dixon	Mayor, At-Large	
Cynthia Stamps Jones	Council Member, Ward 1	YEA
An'cel Davis	Council Member, Ward 2	YEA
Wanda Wallace	Council Member, Ward 3 Mayor Pro-Tem	YEA
Kenneth Ruffin	Council Member, Ward 4 Parliamentarian	YEA

- **Council to consider approval of acceptance of donated property located on Pine Valley Terrance, E. Scott Wood – City Manager.**

**ACTION:** Council Member Wanda Wallace moved to approve the measure. Council Member An’cel Davis moved to second the motion. **Resolution No. 30-02-2015 was APPROVED unanimously, by a vote of 4/0**

Attendee Name	Title	VOTE
Evelyn Wynn Dixon	Mayor, At-Large	
Cynthia Stamps Jones	Council Member, Ward 1	YEA
An’cel Davis	Council Member, Ward 2	YEA
Wanda Wallace	Council Member, Ward 3 Mayor Pro-Tem	YEA
Kenneth Ruffin	Council Member, Ward 4 Parliamentarian	YEA

- **Council to approve settlement terms in Ruffin vs. City of Riverdale lawsuit, L’Erin F. Barnes, City Attorney.**

**ACTION:** Council Member Wanda Wallace moved to approve the measure. Council Member An’cel Davis moved to second the motion. **Resolution No. 31-02-2015 was APPROVED, by a vote of 2/1**

Attendee Name	Title	VOTE
Evelyn Wynn Dixon	Mayor, At-Large	
Cynthia Stamps Jones	Council Member, Ward 1	NAY
An’cel Davis	Council Member, Ward 2	YEA
Wanda Wallace	Council Member, Ward 3 Mayor Pro-Tem	YEA
Kenneth Ruffin	Council Member, Ward 4 Parliamentarian	Refrained from Voting, Per City Attorney

#### **ORDINANCE(S):**

- **Council to consider adoption of Local Issuing Authority (LIA) Ordinance, Camilla Moore.**

**ACTION:** Council Member Wanda Wallace moved to approve the measure. Council Member An’cel Davis moved to second the motion. **Ordinance No. 02-2015 was APPROVED unanimously, by a vote of 4/0**

Attendee Name	Title	VOTE
Evelyn Wynn Dixon	Mayor, At-Large	
Cynthia Stamps Jones	Council Member, Ward 1	YEA
An’cel Davis	Council Member, Ward 2	YEA
Wanda Wallace	Council Member, Ward 3 Mayor Pro-Tem	YEA
Kenneth Ruffin	Council Member, Ward 4 Parliamentarian	YEA

## PUBLIC HEARING(S):

- **Council to approve Annexation of Area 9**

Annexation provides a method for the City of Riverdale to assure the orderly provision of urban services to densely populated areas located on the fringe of a municipality. Annexation Area nine (9), qualifies as an “island”, which can be incorporated into the city limits of Riverdale within a 120-day time frame.

Area 9 comprises thirty-nine (39) parcels and is located adjacent to Hwy 85. In 2006, the City of Riverdale considered annexation of this area, and had maps and survey completed for the creation of a legal description of the properties for consideration.

### **Deleted from Agenda – NO ACTION**

- **Petition No. 2015U-0004 Cell Tower | Legal Non-Conforming Use**

Sprint is applying for a Use Permit to upgrade their existing equipment. Sprint proposes adding 3 panel antennas, 3 RRU's, and 1 fiber cable to operate and provide service for the cell tower located at 6794 Highway 85 Riverdale, GA 3024

PROPOSED ZONING: C-2C General Commercial with Conditions

PROPOSED USE: Use Permit to add and upgrade existing equipment

EXISTING ZONING: C-2C General Commercial with Conditions

EXISTING USE: Commercial- Cell Tower

PETITIONER: Sonya Ness,

on behalf of Sprint, 12725 Morris Rd Extension Suite #400,

Alpharetta, Georgia 30004 Phone: 678-366-1245

**Mayor Dixon opened the Floor for Public Hearing.**

**Spoke In Favor: None**

**Spoke In Opposition: None**

**ACTION:** Council Member Wanda Wallace moved to approve the measure. Council Member An'cel Davis moved to second the motion. **Petition No. 2015U-0004 was APPROVED unanimously, by a vote of 4/0**

Attendee Name	Title	VOTE
Evelyn Wynn Dixon	Mayor, At-Large	
Cynthia Stamps Jones	Council Member, Ward 1	YEA
An'cel Davis	Council Member, Ward 2	YEA
Wanda Wallace	Council Member, Ward 3 Mayor Pro-Tem	YEA
Kenneth Ruffin	Council Member, Ward 4 Parliamentarian	YEA

## **MAYOR AND COUNCIL COMMENT(S):**

### **Council Member Stamps Jones, Ward 1:**

Council Member Stamps-Jones recognized and thanked the citizens for attending tonight's Council Meeting. She thanked Rep. Waite for coming out to recognize and honor Mayor Dixon with the special proclamation. Ms. Stamps-Jones acknowledged and commented on Ms. Stallworth's wealth of government experience; she thanked her for her willingness to serve. Ms. Stamps-Jones thanked Ms. Linda Johnson for serving as Chairperson on the Personnel Board. Council Member Stamps Jones recognized Ms. Francis Solomon, who has served on various city Boards. Ms. Solomon's mother recently passed away. She asked citizens and staff to send positive thoughts and well wishes to the Solomon family during this time. She further commented on the need to support our businesses and citizens in Riverdale.

### **Council Member An'cel Davis, Ward 2:**

Council Member Davis thanked everyone for attending the Council Meeting. He reminded citizens of his love for the City of Riverdale, he understands their plight, and will continue to work on their behalf.

### **Council Member Wanda Wallace, Ward 3:**

Council Member Wallace thanked everyone for coming out tonight. She indicated she will see everyone at the next Council Meeting, Monday, March 23rd. She commented on the National League of Cities Utility Service program; the city recently earned a check in the amount of \$419.44. Ms. Wallace wanted to clarify that Councilman Davis did not personally receive the money or service fees for this program. The Utility program is an affordable program that benefits our citizens. The money generated goes to the City of Riverdale.

### **Council Member Kenny Ruffin, Ward 4:**

Council Member Ruffin thanked everyone for attending the Council Meeting. Mr. Ruffin asked Mr. Wood to inform and educate our citizens about erosion.

Per the AJC article, Southern Regional Hospital financial problems were caused by several factors including - the number of uninsured patients, the 2000 recession, increased number of foreclosures, the Clayton County School lost its accreditation, C-Tran left Clayton County in 2010. The City of Riverdale and Forest Park agreed to offer financial assistance to the hospital. Per a conversation with Ms. Roberta Abdul-Salaam, Councilman Ruffin further stated the County does not have enough representation on the Southern Regional Hospital Board to ensure the money is being spent properly. That's a huge problem. He asked everyone to investigate and do their homework, regarding the matter.

### **Mayor Evelyn Wynn-Dixon, At-Large:**

Mayor Dixon thanked everyone for attending the Council Meeting. Georgia Municipal Association (GMA) recently presented a powerful movie on Human Trafficking. It was an eye-opening experience; she encouraged everyone to play a more active role in our children's lives and know what they're doing. Mayor Dixon acknowledged that Governor Barnes turned down Obama Care; she stated we have a huge problem with people being undocumented.

She commented on the upcoming MARTA routes coming to Riverdale. At the recent Mayor's meeting, she learned that the MARTA buses are too large to drive through the subdivision. MARTA will provide additional buses and routes Aug 2015 and Dec 2015.

Mayor Dixon commented on the National League of Cities Utility Warranty Program. The City recently received a check in the amount of \$419.44 from this program.

**ADJOURNMENT:** There being no further business to come before Mayor and Council, Council Member Wanda Wallace moved to adjourn; second offered by Council Member An'cel Davis and with a unanimous vote of 4/0, the meeting adjourned. The time was 8:24PM